

HOPE PARK WORKSPACES **SALFORD**

16 CAROLINA WAY
QUAY'S REACH
SALFORD QUAYS
MANCHESTER
M50 2ZY

**Inclusive rents starting from
£55 per square (excluding
business rates)**

QUAYS REACH
SALFORD



Gifford Dixon
Commercial Property
0161 667 1317

THE SPACE

Hope Park Workspaces Quays Reach caters to a wide range of businesses providing high-quality space for teams and businesses from 40 to 160 People and everything in between.

Hope Park offers a mixture of modern workspaces designed to promote productivity and creative thinking, a perfect solution for businesses looking for growth and scalability.

All offices are a combination of open-plan and Cellular offices including breakout areas with soft furnishings and meeting booths.

Internal meeting rooms are fitted with tablets and scheduling software to allow you to book meetings and check availability

With flexible all-inclusive pricing starting from £55 per square (excluding business rates) and no set-up costs, it's as simple as plug and play.

OUR PURPOSE

Business is more than just number crunching. It's about doing something significant, something that matters and something that leaves a mark on the world. That's why Hope Park operates as a social enterprise in partnership with the National Charity, TLG Transforming lives for Good.

ALL PROFIT goes back into investing in the futures of struggling children across the UK. We're not looking to cram our own pockets but sow deep into young lives. By sharing our space, you can too.

TLG transforming
lives for good

HOPE PARK
WORKSPACES

LOCATION

Hope Park Workspaces Salford is located just off South Langworthy Road in Salford Quays, 1.2 miles to the west of Manchester City. The building benefits from being close to Langworthy Metrolink Station and a short stroll away from all the amenities in MediaCity.

The M602 motorway in less than 5 minutes drive away, linking the building to the M60 and the rest of the regional motorway network.

Local features

- Langworthy Tram stop (0.2m)
🚶 3 min
- Broadway Tram stop (0.3m)
🚶 5 min
- Co-op Store (0.5m)
🚶 10 min 🚗 3 min
- BBC/ ITV Media City (0.6m)
🚶 11 min 🚗 4 min
- Marco's New York Italian (0.6m)
🚶 11 min 🚗 4 min
- The Botanist & The Alchemist (0.6m)
🚶 12 min 🚗 5 min
- The Lowry (0.8m)
🚶 15 min 🚗 5 min
- Manchester United Stadium (1.9m)
🚶 39 min 🚗 9 min



Image Taken at TLG Make Lunch . A Programme that helps feed families that struggle with the holiday hunger gap.

WHAT'S INCLUDED



Full VRF air conditioning throughout



Superfast Internet



Fully fitted and furnished



Kitchens with free tea & coffee



Professionally managed reception



Well equipped meeting rooms



4 way boiling, sparkling, chilled & ambient water taps



Access to onsite Cafe



Rent & All Utility/ Service costs



Office Cleaning



Onsite Parking



Maintenance



24 Hour access & CCTV Security



Onsite Gym



Games Room



Breakout areas



Onsite Cafe



Dividable meeting room

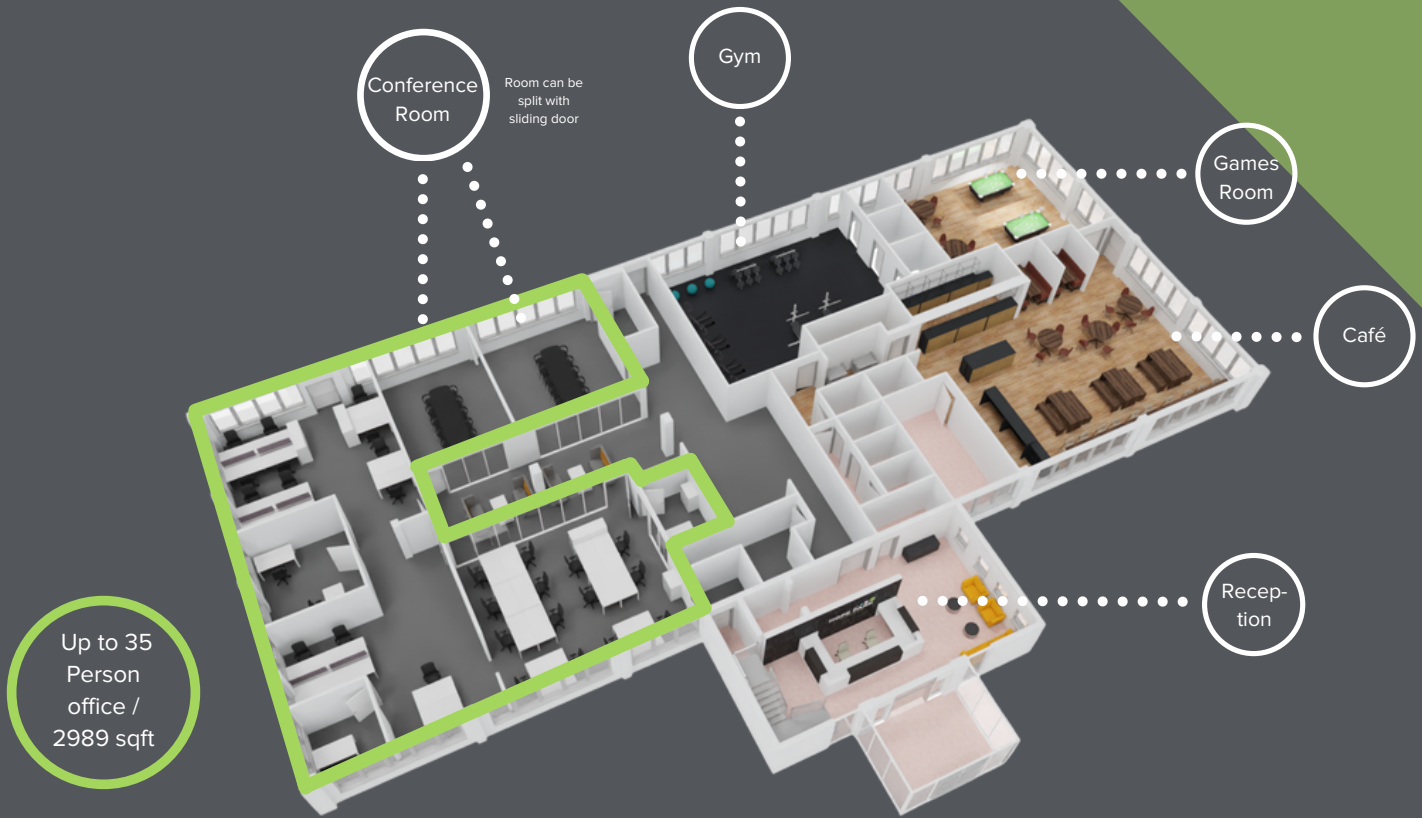


Gym



Breakout Areas

GROUND FLOOR



FIRST FLOOR

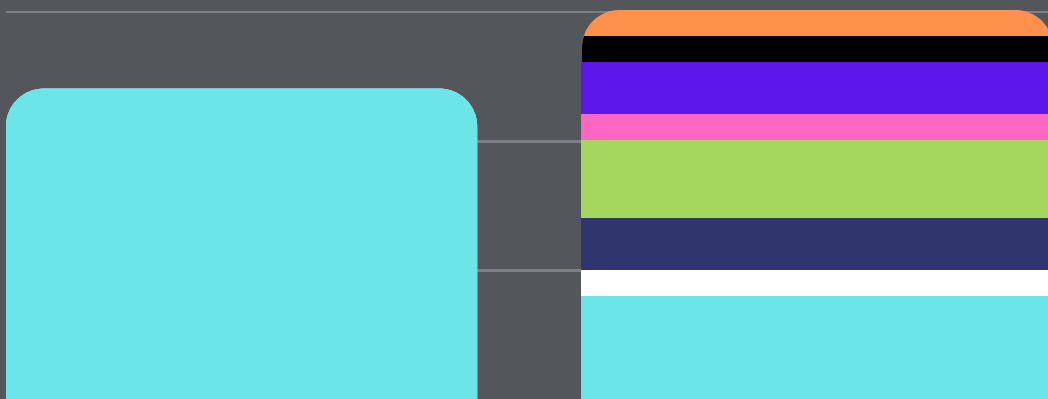


SERVICED AND NON SERVICED

COMPARING THE COST

	SERVICED	NON SERVICED
IT READY	✓	✗
FLEXIBLE TERMS	✓	✗
FULLY FURNISHED	✓	✗
ON-SITE TEAM	✓	✗
CUSTOM DESIGN	✓	✓
FIT OUT COMPLETED	✓	✗
SECURE 24/7 ACCESS	✓	✓

Renting an office should be simple, hassle free and cost effective. We stay away from 'hidden costs' and 'optional extras' which are all too common in the commercial property market.

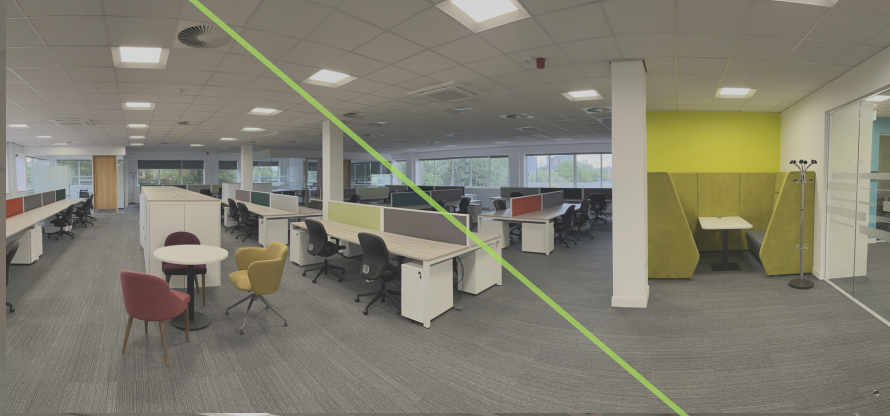


SERVICED

● ONE MONTHLY BILL

NON SERVICED

- RENT
- MEETING ROOMS
- KITCHEN FEES
- SERVICE CHARGE
- UTILITIES
- FIT OUT
- INSURANCE
- CLEANING



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Subject to contract
25th January 2024